



Legacy Homes, Inc.  
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**PROPOSAL:**

**MINOR LAND PARTITION: LEGACY PARKWAY PARTITION**

**SUBMITTED TO:**

CITY OF SHERWOOD  
PLANNING DEPARTMENT  
22560 SW PINE STREET  
SHERWOOD, OR 97140

**APPLICANT/OWNER:**

LEGACY HOMES, INC.  
BRAD MILLER  
18025 SW BROOKMAN RD.  
SHERWOOD, OR 97140  
503-544-6783

**SITE LOCATION:**

22111 SW MEINECKE PKWY.  
SHERWOOD, OR 97140

**ASSESSOR'S INFORMATION:** TAX ID: 2S131AB 01101

**SITE SIZE:**

.43 ACRES

**ZONING MAP DESIGNATION:** MEDIUM DENSITY RESIDENTIAL LOW (MDRL)

## **I. PROJECT DESCRIPTION**

22111 SW Meinecke Pkwy, Sherwood, OR 97140 is a .43 Acre vacant parcel. Surrounding parcels are developed.

We propose dividing the parcel into a total of 3 building lots.

## **II. APPLICABLE REVIEW CRITERIA**

### ***Minor Land Partition***

***Chapter 16.12***

***Chapter 16.68***

***Chapter 16.104***

***Chapter 16.106.40 N***

***Chapter 16.118***

***Chapter 16.122***

***Chapter 16.128***

### **16.12 Residential Land Use**

**16.12.10 Purpose and Density Requirements - Low Density Residential (LDR)**

**RESPONSE:** This meets the standard because the development will include the subject property being divided into

**3 lots, roughly 5000 sq. ft. +/- in size.**

**16.12.020** Allowed Residential Land Uses

**RESPONSE:** This meets the standard because 3 Single-Family detached dwellings are allowed under MDRL.

**16.12.030** Residential Land Use Development Standards

**RESPONSE:** This meets the standard because our proposal includes net square footage that meets the development standards after providing adequate public right-of-way easements and dedication as needed. The proposed lot dimensions of 50'W x 100 +/- with one being irregular and are in-line with the dimensions allowed for creation of infill lots. The building envelope allows adequate spacing to meet all setback requirements. The proposed lot creation is for single-family detached housing.

**16.12.040** Community Design

**RESPONSE:** This meets the standard because the proposed partition will provide adequate "off-street" parking, landscaping, and the homes will meet the current energy code. These homes will blend in nicely with the other homes in the neighborhood.

***16.68 In-fill Development Standards***

**16.68.010** Purpose and Intent

**RESPONSE:** This meets the standard because the proposed property is .43 Acres, 100'Wx200'D +/- with adequate utility services in Meinecke Parkway and Parkway Ct, both which front the property. This property is a likely candidate for a minor land partition with the creation of three 5000+/- sq ft lots.

**16.68.020** Lots Sizes and Dimensions for In-Fill

**RESPONSE:** This meets the standard because the proposed dimensions of the lots are 50'x100'+/- one being irregular, and 5000 sq. ft. +/- . All lot square footages and set-back requirements can be met with the creation of these proposed parcels.

**16.68.030** Building Design on In-Fill Lots

**RESPONSE:** This meets the standard because the Applicant proposes to build single family detached homes in accordance with In-Fill Lot Design standards.

**16.68.40** Height

**RESPONSE:** This meets the standard because the Applicant proposes to build single family detached homes in accordance with the Height standards for the MDRL Zoning it is within.

**16.68.050** Yard Requirements for In-Fill Development

**RESPONSE:** This meets the standard because the Applicant proposes to build single family detached homes in accordance with Yard Requirements for In-fill Development.

**16.68.060** Public Notice

**RESPONSE:** This meets the standard because the Public will be notified as required.

## **16.104 Public Infrastructure**

### **16.104.010 Purpose**

**RESPONSE:** This meets the standard because the proposed minor land partition has street frontage on SW Parkway Ct. Adequate services in street exist.

### **16.104.020 Future Improvements**

**RESPONSE:** This meets the standard because the Applicant assumes responsibility for half-street improvement including pavement, curb, sidewalk, gutter and mainline utility taps from existing sewer and water. One Sewer Lateral already exists which will service the dwelling located on Parcel 3. The storm water is to be run through laterals in the utility easement and daylight to curb or tap the mainline.

### **16.104.30 Improvement procedures**

**RESPONSE:** This meets the standard because the Applicant proposes to comply with City Engineering Improvement Procedures.

### **16.106.40 N. Private Streets**

- RESPONSE:**
1. The applicant asks for an exception to this standard to allow for 3 residential lots to access off of the private street for the following reasons. The homes on each lot are required to front Meinecke however no access is allowed, so all must have rear loading access and parking, limiting building area and lot configuration. The parcel's shape is irregular and the private access is the best solution to conform to the surrounding properties for all three proposed lots. Lot 1 is a corner lot and the building envelope is highly restricted due to the side yard set back, so a rear loading garage off of the private drive is the best option.
  2. The Private drive proposed is to have limited improvements, and private utilities.
  3. The Private Drive/Access will be distinguished as required on the proposed Plat.
  4. No Signage is proposed.

## **16.118 Public and Private Utilities**

**RESPONSE:** This meets the standard because there is adequate franchise utility service underground at Parkway Ct. The subject property fronts Parkway Ct and Meinecke Parkway St, and applicant proposes to dedicate the needed right-of-way to provide services for the single-family detached homes.

## **16.122 Land Partitions**

### **16.122.10 Generally**

**RESPONSE:** This meets the standard because the Applicant hereby submits minor land partition for approval.

### **16.122.20 Approval Criteria: Preliminary Plat**

**RESPONSE:** This meets the standard because the Applicant proposes a minor land partition in an in-fill area. Applicant proposes to dedicate all needed easements and right-of-way to City as required. Applicant proposes to use existing services and tap main lines as needed.

#### **16.122.30** Final Partition Plat

**RESPONSE:** This meets the standard because the Applicant shall submit final plat for City requirements.

### **16.128** *Land Division Design Standards*

**RESPONSE:** This meets the standard because the Minor Land Partition proposal meets the criteria for in-fill standards and the lots created will be similar to the surrounding neighborhood. The parcel fronts both Parkway Ct and Meinecke Parkway, and no future development is expected on immediately surrounding parcels.

#### **16.128.030** - General Requirements

##### *A. Size and Shape*

**RESPONSE:** The proposal is to divide the existing commercial site and has no impact on the physical improvements of this developed site. The proposal will not have any impact on the use of the site including access, landscaping, parking and/or utilities. Therefore the size, width, shape and orientation of the proposed parcels is appropriate for the location and topography of the site.

##### *B. Access*

**RESPONSE:** All parcels abut a public street.

##### *C. Double Frontage*

**RESPONSE:** The proposal does have double frontage lots or parcels. This provision implies that this prohibition is for single-family residential lots. This proposed partition is simply to divide the existing commercial site that is already a double frontage lot. This section therefore should not apply to the proposal.

##### *D. Side*

**RESPONSE:** The proposed lot lines were selected so that the lines follow existing development and so buildings are contained within the proposed parcels. The need to logically follow the existing development pattern does not allow the lots to be exactly at right angles.

##### *E. Grading.*

**RESPONSE:** No grading is proposed.

### **16.96** *On-site Circulation*

#### **16.96.010.03** - Connection to Streets

**RESPONSE:** The applicant proposes that two of the parcels will take access jointly on a private drive and the third will take access directly to the cul de sac.

**16.96.020.1.A - Driveways**

**RESPONSE:** Driveway drops with a minimum width of ten (10) feet, not to exceed a grade of 14% will be required.